



Petition Number: 2108-ODP-20 & 2108-SPP-20

Project Name: Midland South

Subject Site Address: Northwest corner of Roosevelt Street and Cherry Street (the "Property")

Petitioner: Old Town Companies

Representative: Apollo Developers

Request: Overall Development Plan & Primary Plat review of 1 Lot on 3.37 acres +/- in the Midland South (PUD) District.

Current Zoning: Midland South PUD

Current Land Use: Residential

Approximate Acreage: 3.37 acres +/-

Property History: Midland South PUD ([Ord. 21-07](#), 04/19/2019)
Detailed Development Plan (2018-DDP-34, *pending*)

Staff Reviewer: Rachel Riemenschneider, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat
5. Administrative Determination
6. Public Comment

BACKGROUND

The Property is currently zoned the Midland South PUD District.

Ordinance 21-07, Midland South PUD (2103-PUD-07), was approved at the April 19, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the July 20, 2021, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.



- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 11) Building setback lines. (Article 4.14)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 12) Legend and notes.

- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.

- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Location and dimensions of all existing structures and paved areas.

- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) Location of all Floodplain areas within the boundaries of the property.

- 34) Names of legal ditches and streams on or adjacent to the site.

Comment: The Petitioner is coordinating with WPWD, HCSO, and other TAC agencies to address outstanding issues.

- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



36) Identify buildings proposed for demolition.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DISTRICT STANDARDS

The plans comply with **Article 4.9 of the UDO (SFA: Single-family Attached District), and Midland South PUD District (Ord. 21-07)**, except for those items identified as outstanding below.

39) Permitted Uses: The following Uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.

a) All Special Exception Uses and Prohibited Uses shall be prohibited. (Ord. 21-07)

b) The following additional uses shall be permitted in the District. (Ord. 21-07)

i) Townhouse Dwellings

c) Maximum Dwellings:

The total number of Dwellings permitted in the District shall not exceed fifty-six (56).
(Ord. 21-07)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

40) Minimum Lot Area:

No minimum

41) Minimum Lot Frontage:

No minimum, however all lots shall have



vehicular access to a street (via, a public street, private street, alley, or a shared ingress/egress easement). (Ord. 21-07)

- 42) Minimum Lot Width: No minimum. (Ord. 21-07)
- 43) Maximum Lot Coverage: No maximum. (Ord. 21-07)
- 44) Minimum Tract Requirement: No minimum. (Ord. 21-07)
- 45) Maximum Density: Sixteen (16) Dwelling Units per acre (Ord. 21-07)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 46) Minimum Building Setback Lines:
- a) Front Yard: 5 feet (Ord. 21-07)
 - b) Side Yard: 5 feet / 10 feet (Ord. 21-07)
 - c) Side Yard, west property line, buffering Westfield Friends Church:
10 feet with Tree Buffer (Exhibit B). (Ord. 21-07)
 - d) Rear Yard: 5 feet (Ord. 21-07)
 - e) Fronting Midland Trace Trail, northern property boundary:
25 feet from edge of trail, 15 feet of which is a landscape buffer (Buffer Yard A requirements). (Ord. 21-07)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 47) Maximum Building Height: 35 feet (Ord. 21-07)
- 48) Minimum Living Area: 1,600 square feet (Ord. 21-07)

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 52) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Midland South PUD, Ord. 21-07)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 53) Accessory Use and Building Standards (Article 6.1)
- 54) Architectural Standards (Article 6.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



- a) Character Exhibit: The “Character Exhibit”, attached hereto as Exhibit C, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission. (Ord. 21-07)
- b) Streetscape Diversity (Article 6.3(C)(2)): Shall not apply. (Ord. 21-07)
- c) Building Material (Article 6.3(C)(3)): Shall apply, however, vinyl and aluminum siding shall not be a permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components. (Ord. 21-07)
- d) Garage in the SFA District (Article 6.3(C)(4)): All Dwelling Units shall have a minimum two (2) car attached garage. (Ord. 21-07)

55) Building Standards (Article 6.4)

- a) Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

58) Landscaping Standards (Article 6.8)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- a) Landscaping Standards (Article 6.8(J)): Shall apply, unless otherwise approved by the Director or Department of Public Works. (Ord. 21-07)
- b) Foundation Plantings (Article 6.8(L)(1)): Shall not apply. (Ord. 21-07)
- c) External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply. (Ord. 21-07)
- d) Buffer Yard Requirements (Article 6.8(N)): Shall not apply. (Ord. 21-07)



59) Lighting Standards (Article 6.9)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

60) Lot Standards (Article 6.10)

61) Outside Storage and Display (Article 6.12)

62) Outdoor Café and Eating Areas (Article 6.13)

63) Parking and Loading Standards (Article 6.14)

64) Setback Standards (Article 6.16)

65) Sign Standards (Article 6.17)

66) Vision Clearance Standards (Article 6.19)

a) Vision Clearance (Article 6.19(A)(1) and Article 6.19(A)(4): Ten (10) feet from intersections of Collectors, Private, or Local Streets. (Ord. 21-07)

67) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Ord. 21-07)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

68) Block Standards (Article 8.1)

69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

71) Open Space and Amenity Standards (Article 8.6)

a) Shall not apply. (Ord. 21-07)

72) Pedestrian Network Standards (Article 8.7)



a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

73) Storm Water Standards (Article 8.8)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

74) Street and Right-of-Way Standards (Article 8.9)

- a) The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. (Ord. 21-07)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

75) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

76) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

77) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

78) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.



DEPARTMENT COMMENTS

- 1) Action: Hold a public hearing at the August 2, 2021, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.